

City of San José, California

CITY COUNCIL POLICY

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CRITERIA FOR SPECIAL HANDLING OF DEVELOPMENT PROJECTS	EFFECTIVE DATE	REVISED DATE
	4/26/94	
APPROVED BY Council Action – 4/26/94, Item 9k		

BACKGROUND

The City Council has determined that development projects which could be of special importance to the City's image and economic well being should be identified to receive special handling by selected high level management and professional staff members. These staff members would be charged to assist the developer in solving the complex problems typically associated with major development proposals, and to ensure that project review received a high priority from all departments. It is likely that only a few projects each year will be of sufficient benefit to the City that they will warrant special handling. Therefore, it is highly desirable that the criteria used to identify projects to receive special handling be explicitly set forth.

PURPOSE

The purpose of this policy is to set forth the criteria by which projects will be identified to receive special handling.

POLICY

Projects which are determined to meet the following criteria will receive special handling. All projects must meet criteria Nos. 1 & 2 and at least one of the other three criteria. .

1. The project must be user built or built to suit for an identified private sector user or public agency. Speculative development proposals might be eligible for special handling under the terms of No. 5 below.
2. The future land user (whether private sector or public agency) must provide to the City a letter indicating strong interest in occupying the project.
3. If the project is a private sector development, it will generate or retain at least 500 jobs in San Jose. It is to ensure meeting this criteria that speculative

development proposals would not normally be considered.

4. If the project is a public sector development, it will directly benefit a substantial portion of San Jose's citizens, or will have a highly favorable impact upon the City's image.
5. Exceptions may be granted to the above criteria for projects found to specifically support the City's economic development objectives, meet critical public needs or that help meet General Plan goals which otherwise remain unmet. Such projects must be found to represent at least three of the following development characteristics:

“Controversial Development Proposal” is defined as any application for development approval with the Department of Planning, Building and Code Enforcement or the Redevelopment Agency that the Director, in consultation with the Council offices of the Council District in which the application is proposed, determines has the potential to generate significant neighborhood concern.

“Director” is defined as either the Director of Planning, Building and Code Enforcement, or the Executive Director of the Redevelopment Agency, whichever has permitting authority for the proposed application.

Where a proposed development may be controversial or significant, the Council's experience is that extensive public outreach efforts can alleviate concerns and clarify misunderstandings or points of contention that typically arise at a Public Hearing occurring much later in the process.

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1. General Guidelines